



CITY OF ATASCADERO PLANNING COMMISSION AGENDA

**REGULAR MEETING
Tuesday, March 21, 2023
6:00 P.M.**

**City Hall Council Chambers
6500 Palma Avenue, 4th Floor
Atascadero, California 93422**

CALL TO ORDER

Pledge of Allegiance

ROLL CALL: Chairperson Jeff van den Eikhof
Vice Chairperson Tori Keen
Commissioner Jason Anderson
Commissioner Victoria Carranza
Commissioner Greg Heath
Commissioner Randy Hughes
Commissioner Dennis Schmidt

APPROVAL OF AGENDA

PUBLIC COMMENT (This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to three minutes. Please state your name for the record before making your presentation. The Commission may take action to direct the staff to place a matter of business on a future agenda.)

CONSENT CALENDAR (All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the Commission or public wishes to comment or ask questions.)

1. APPROVAL OF THE DRAFT MINUTES OF MARCH 7, 2023

- **Recommendation:** Commission approve the March 7, 2023 Minutes.

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PLANNING COMMISSION BUSINESS**COMMUNITY DEVELOPMENT STAFF REPORTS****PUBLIC HEARINGS**

(For each of the following items, the public will be given an opportunity to speak. After a staff report, the Chair will open the public hearing and invite the applicant or applicant's representative to make any comments. Members of the public will be invited to provide testimony to the Commission following the applicant. Speakers should state their name for the record and can address the Commission for three minutes. After all public comments have been received, the public hearing will be closed, and the Commission will discuss the item and take appropriate action(s).

DISCLOSURE OF EX PARTE COMMUNICATIONS:

Prior to a project hearing, Planning Commission Members must disclose any communications they have had on any quasi-judicial agenda items. This includes, but is not limited to, Tentative Subdivision Maps, Parcel Maps, Variances, Conditional Use Permits and Planned Development Permits. This does not disqualify the Planning Commission Member from participating and voting on the matter, but gives the public and applicant an opportunity to comment on the ex parte communication.

2. ACCESSORY STRUCTURE AT 6125 CONEJO ROAD

The proposed project is for an oversized accessory structure on APN 049-191-035. (USE22-0117)

- Recommendation: Staff's recommendation is for the Planning Commission to approve the accessory structure.

COMMISSIONER COMMENTS AND REPORTS**DIRECTOR'S REPORT****3. GENERAL PLAN UPDATE REPORT**

Director Dunsmore will provide an overview of the General Plan Process, what we have done so far, what we are working on, and what's coming up, including a summary of the public feedback we have received from our recent engagement sessions.

ADJOURNMENT

The next regular meeting will be held on April 4, 2023 at 6:00 p.m. at City Hall, Council Chambers, 6500 Palma Ave, Atascadero, CA.

Please note: Should anyone challenge in court any proposed development entitlement listed on this Agenda, that person may be limited to raising those issues addressed at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, this public hearing.

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*City of Atascadero***WELCOME TO THE ATASCADERO PLANNING COMMISSION MEETING**

The Planning Commission meets in regular session on the first and third Tuesday of each month at 6:00 p.m. at City Hall, Council Chambers, 6500 Palma Avenue, Atascadero. Matters are considered by the Commission in the order of the printed Agenda.

Copies of the staff reports or other documentation relating to each item of business referred to on the Agenda are on file in the office of the Community Development Department and are available for public inspection during City Hall business hours at the Front Counter of City Hall, 6500 Palma Avenue, Atascadero, and on our website, www.atascadero.org. All documents submitted by the public during Commission meetings that are either read into the record or referred to in their statement will be noted in the minutes and available for review in the Community Development Department. Commission meetings are audio recorded, and may be reviewed by the public. Copies of meeting recordings are available for a fee. Contact the City Clerk for more information at (805) 470-3400.

In compliance with the Americans with Disabilities Act, **if you need special assistance to participate in a City meeting or other services offered by this City**, please contact the City Manager's Office or the City Clerk's Office, both at (805) 470-3400. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

TO SPEAK ON SUBJECTS NOT LISTED ON THE AGENDA

Under Agenda item, "PUBLIC COMMENT", the Chairperson will call for anyone from the audience having business with the Commission to approach the lectern and be recognized.

1. Give your name for the record (not required).
2. State the nature of your business.
3. All comments are limited to 3 minutes.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.

This is when items not on the Agenda may be brought to the Commission's attention. A maximum of 30 minutes will be allowed for Public Comment Portion (unless changed by the Commission).

TO SPEAK ON AGENDA ITEMS (from Title 2, Chapter 1 of the Atascadero Municipal Code)

Members of the audience may speak on any item on the agenda. The Chairperson will identify the subject, staff will give their report, and the Commission will ask questions of staff. The Chairperson will announce when the public comment period is open and will request anyone interested to address the Commission regarding the matter being considered to step up to the lectern. If you wish to speak for, against or comment in any way:

1. You must approach the lectern and be recognized by the Chairperson.
2. Give your name (not required).
3. Make your statement.
4. All comments should be made to the Chairperson and Commission.
5. No person shall be permitted to make slanderous, profane or negative personal remarks concerning any other individual, absent or present.
6. All comments limited to 3 minutes.

If you wish to use a computer presentation to support your comments, you must notify the Community Development Department at (805) 461-5035 at least 24 hours prior to the meeting. Digital presentations brought to the meeting should be on a USB drive or CD. You are required to submit to the Recording Secretary a printed copy of your presentation for the record. Please check in with the Recording Secretary before the meeting begins to announce your presence and turn in the printed copy.

The Chairperson will announce when the public comment period is closed, and thereafter, no further public comments will be heard by the Commission.

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CITY OF ATASCADERO PLANNING COMMISSION

DRAFT MINUTES

Regular Meeting – Tuesday, March 7, 2023 – 6:00 P.M.

City Hall

6500 Palma Avenue, Atascadero, California

CALL TO ORDER - 6:00 p.m.

Chairperson van den Eikhof called the meeting to order at 6:00 p.m. and Commissioner Anderson led the Pledge of Allegiance.

OATHS OF OFFICE Administration of Oath of Offices to returning Planning Commissioners Jeff Van den Eikhof, Tori Keen, Jason Anderson, Victoria Carranza, Greg Heath, Randy Hughes, and Dennis Schmidt by the City Clerk's Office.

ROLL CALL

Present: Commissioners Anderson, Heath, Hughes, Schmidt, and Chairperson van den Eikhof

Absent: Vice Chairperson Keen (excused absence)
Commissioner Carranza (excused absence)

Vacant: None

Others Present: Annette Manier, Recording Secretary
Dillon James, Deputy City Clerk

Staff Present: Community Development Director, Phil Dunsmore
Public Works Director, Nick DeBar
Senior Planner, Kelly Gleason

APPROVAL OF AGENDA

**MOTION: By Commissioner Schmidt and seconded by
Commissioner Heath to approve the Agenda.**

***Motion passed 5:0 by a roll-call vote.
(Carranza, Keen absent)***

PUBLIC COMMENT

None.

*Chairperson van den Eikhof closed the Public Comment period.***CONSENT CALENDAR****1. APPROVAL OF THE DRAFT MINUTES OF FEBRUARY 21, 2023**

- Recommendation: Commission approve the February 21, 2023 Minutes.

MOTION: By Commissioner Schmidt and seconded by Commissioner Heath to approve the Consent Calendar.

*Motion passed 5:0 by a roll-call vote.
(Carranza, Keen absent)*

PLANNING COMMISSION BUSINESS

None

COMMUNITY DEVELOPMENT STAFF REPORTS**2. ROAD ABANDONMENT FOR CONEJO ROAD ADJACENT TO 2470/2500 EL CAMINO REAL**

- Recommendation: Commission recommend that the City Council summarily vacate an undeveloped portion of Conejo Road subject to findings.

Planner Gleason gave the staff report and answered questions from the Commission.

MOTION: By Commissioner Schmidt and seconded by Commissioner Hughes to approve the Resolution, recommending that the City Council find and determine that a portion of Conejo Road Right-of-Way and adjacent Caltrans staging easement (identified as road right-of-way) is unnecessary for present or prospective public street purposes and order its summary vacation pursuant to Section 8331 of the Streets and Highways Code.

*Motion passed 5:0 by a roll-call vote.
(Carranza, Keen absent)*

PUBLIC HEARINGS

None

COMMISSIONER COMMENTS AND REPORTS

Commissioner Schmidt stated that the pallets have been removed from the Brown Butter Cookie Company.

Chairperson van den Eikhof stated that it is a pleasure to see the other Commissioners in person.

DIRECTOR'S REPORT

Director Dunsmore stated that there will be an update on the General Plan at the next hearing.

ADJOURNMENT – 6:19 p.m.

The next regular meeting is scheduled for March 21, 2023, at City Hall, 6500 Palma Avenue, Atascadero.

MINUTES PREPARED BY:

Annette Manier, Recording Secretary
Administrative Assistant



Atascadero Planning Commission

Staff Report – Community Development Department

Oversized Accessory Structure
 6125 Conejo Road / USE22-0117

RECOMMENDATION(S):

Staff Recommends: The Planning Commission adopt Draft Resolution approving Use Permit (CUP) USE22-0117, allowing the construction of an oversized accessory structure at 6125 Conejo Road as conditioned.

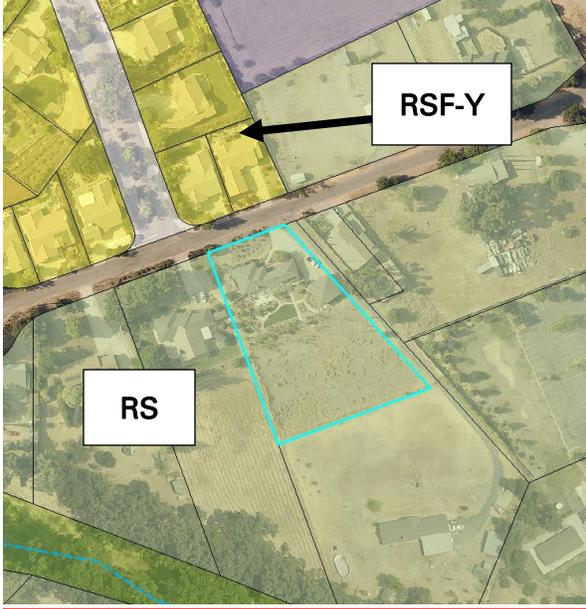
Project Info In-Brief:

PROJECT ADDRESS:	6125 Conejo Road	Atascadero, CA	APN	049-191-035
PROJECT PLANNER	Mariah Gasch Associate Planner	470-3436	mgasch@atascadero.org	
PROPERTY OWNER	Michael Finegan			
GENERAL PLAN DESIGNATION:	ZONING DISTRICT:	SITE AREA	EXISTING USE	PROPOSED USE
Suburban Estate (SE)	Residential Suburban (RS)	1.09 acres	Single-Family Residence	Oversized Accessory Structure
ENVIRONMENTAL DETERMINATION				
<input type="checkbox"/> Environmental Impact Report SCH: _____ <input type="checkbox"/> Negative / Mitigated Negative Declaration No. _____ <input checked="" type="checkbox"/> Categorical Exemption CEQA – Guidelines Section 15303 <input type="checkbox"/> Statutory Exemption §§ 21000, et seq & _____ <input type="checkbox"/> No Project – Ministerial Project				



DISCUSSION:

Existing Surrounding Uses / Parcel Configurations:

Existing Zoning		Existing Aerial / Surrounding	
			
North:	South:	East:	West:
Residential Single Family 1.0 acre (RSF-Y)	Residential Suburban (RS)	Residential Suburban (RS)	Residential Suburban (RS)

Summary:

The applicant proposes to construct a 988 square foot detached metal building for the use of storing equipment. The plan indicates that the new building will meet all required setbacks. The building is single-story and would have metal siding and a low-profile metal roof.

The Zoning Code limits detached accessory structures to less than or equal to 100% of the gross floor area of the principal structure, up to 2,000 feet. An accessory structure that exceeds fifty percent (50%) of the gross floor area of the principal structure is required to follow design criteria in order to qualify for an Administrative Use Permit. If an accessory structure is over the 50% threshold and does not meet the design criteria, it requires a Conditional Use Permit. Since the principal structure is 1,850 square feet, the site would be limited to an accessory structure of roughly 925 square feet without approval through an Administrative or Conditional Use Permit. Since the structure is approximately 53% of the size of the primary residence, the project is subject to the following criteria:



1. Accessory structure shall not be located between the primary structure and the public roadway
2. Accessory structure shall be compatible with the pattern of development in the neighborhood (there are similar structures on adjacent properties, and properties are of a size, nature and topography so as to not create a significant aesthetic impact)
3. Accessory structure is compatible or complementary with the architectural style of the primary structure;
4. The floor area of the accessory structure is equal or lesser than the floor area of the primary structure
- 5. The accessory structure is located on a conforming lot;**
6. The accessory structure can be built to avoid substantial grading and the removal of significant native trees;
7. The accessory structure does not block sunlight for adjacent properties, alter site distance for roads or driveways, nor substantially alter the visual quality of the property
8. The accessory structure shall be located no closer than ten (10) feet to the side property line as measured from the nearest roof eave; and
9. The accessory structure shall be located no closer than forty (40) feet to the nearest residential dwelling on an adjacent property.

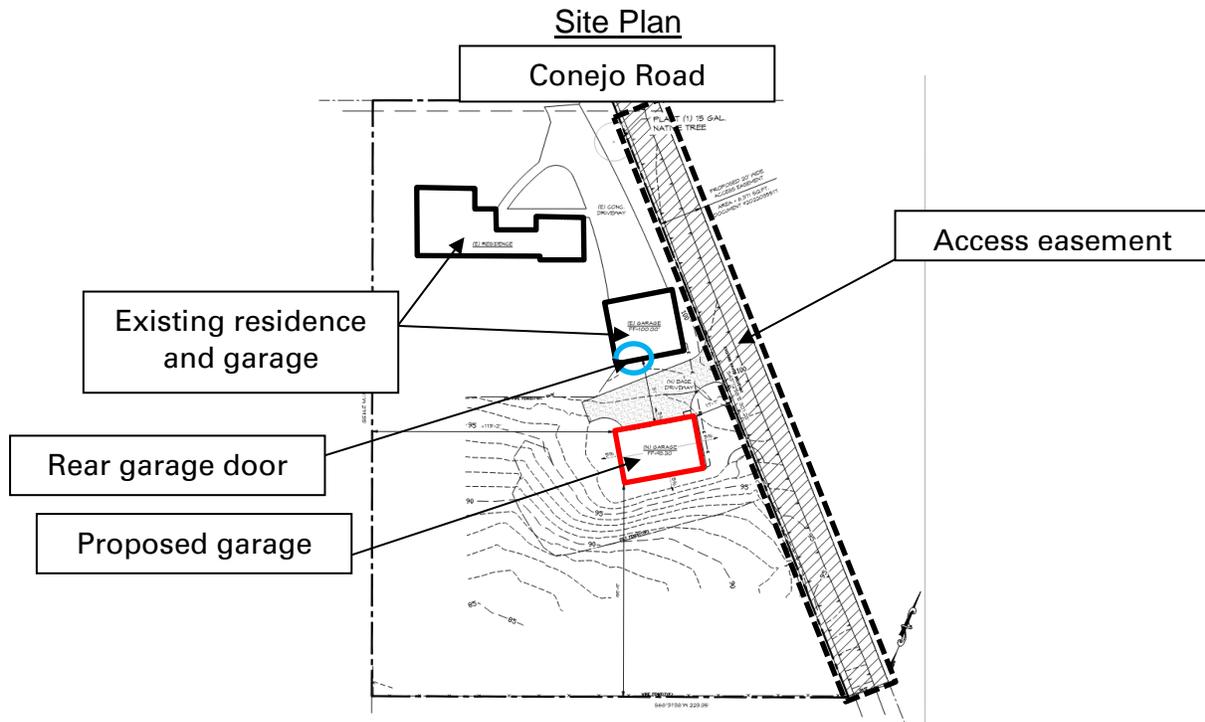
Design criteria number 5 of the list cannot be met with this project. Since the above listed criterion is not met, the project requires Conditional Use Permit approval from the Planning Commission.

Analysis:

The minimum lot size in the Residential Suburban (RS) zoning district starts at 2.5 acres and often increases based on a series of criteria in AMC 9-3.242. The subject property is approximately 1.09 acres. This does not meet the 2.5-acre minimum lot size requirement in the zoning code. The lot is considered “legal nonconforming”. Therefore, the lot can be developed according to zoning code standards but may not be split further or reduced in size (AMC 9-7.114).

The applicant is proposing to build the new structure 31 feet south of the existing garage on the property, over 100 feet from the western property line, 17’-7” from the eastern property line and 100 feet north of the rear property line. The proposed building is located in between the current garage and the rear property line. Due to the structure’s location and proximity to Conejo Road, it will not be visible from the street. The garage will be accessed from a rear door through the existing garage or through a private easement on an adjacent property. Staff was provided a copy of this recorded easement document.





Design and Scale

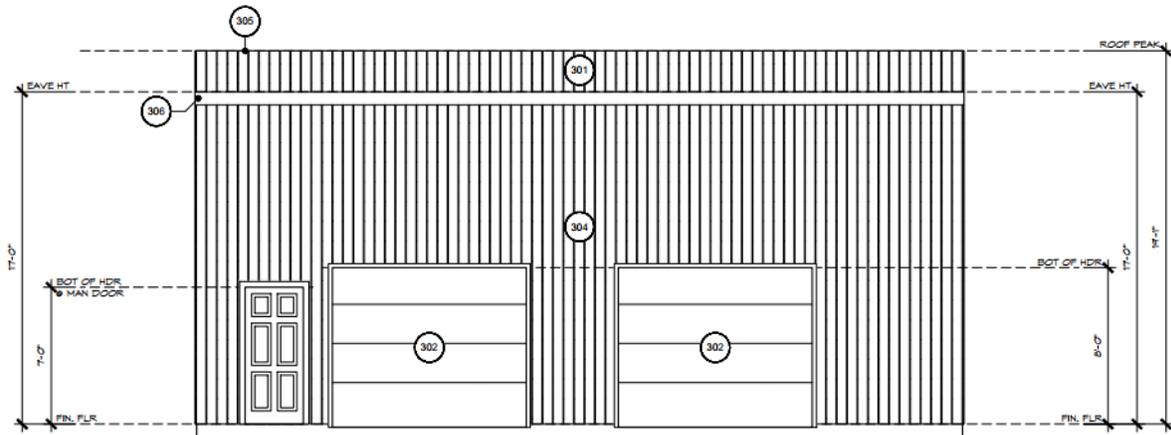
In accordance with the Atascadero Municipal Code (AMC), all buildings within the RS zoning district must adhere to the 30-foot building height maximum (AMC 9.4.113(a)). The proposed structure will be 17 feet tall at the eaves and 19'-1" at its highest peak. The structure is 25- feet wide, 39.5-feet long and entirely made of metal. The wall and wall trim color will be light tan while the roof and roof trim will be dark bronze. The proposed color scheme is consistent with the color of the residence and detached garage on the site, which are both light neutral colors.

Example of proposed color scheme (Not accurate representation of proposed building)

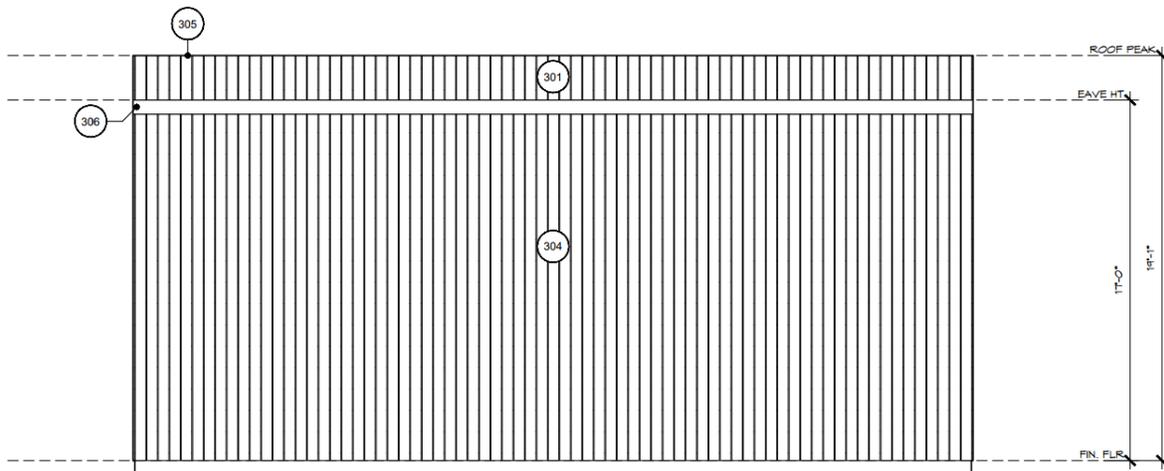


Elevations

Front Elevation



Rear Elevation

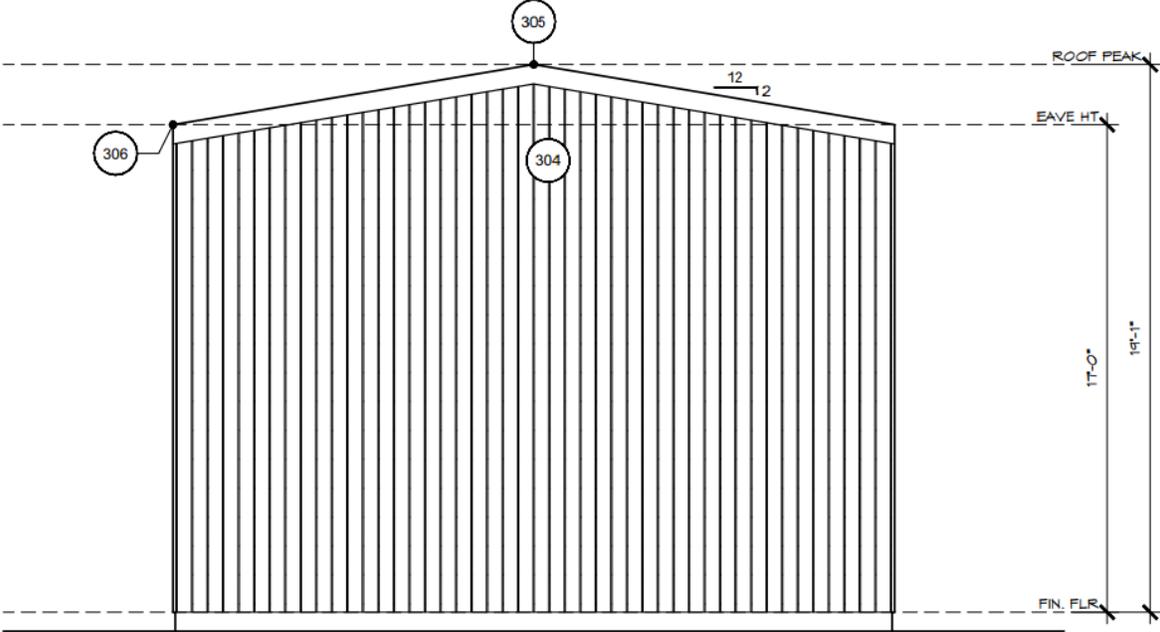


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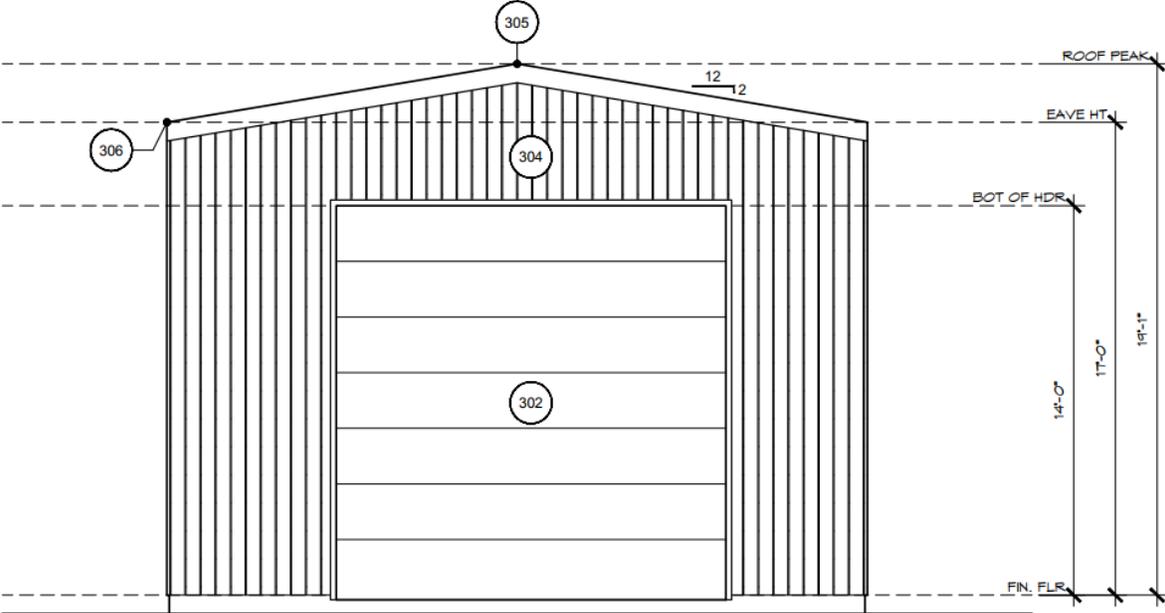
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Right Elevation



Left Elevation



ENVIRONMENTAL DETERMINATION:

The proposed project is Categorically Exempt (Class 3) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) CEQA pursuant to CEQA Guidelines Section 15303, because it includes new construction of a small accessory structure.

FINDINGS:

To approve the Conditional Use Permit, the Planning Commission must make the following findings. These findings and the facts to support these findings are included in the attached PC Resolution.

Conditional Use Permit (AMC Section 9-2.110(b).(3).(iv)

1. The proposed project or use is consistent with the General Plan;
2. The proposed project or use satisfies all applicable provisions of this title;
3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use;
4. That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development;
5. That the proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element; and

ALTERNATIVES:

1. The Planning Commission may include modifications to the project and/or Conditions of Approval for the project. Any proposed modifications including Conditions of Approval, should be clearly re-stated in any vote on any of the attached resolutions.
2. The Planning Commission may determine that more information is needed on some aspect of the project and may refer the item back to the applicant and staff to develop the additional information. The Commission should clearly state the type of information that is required. A motion, and approval of that motion, is required to continue the item to a future date.



3. The Planning Commission may deny the project. The Commission must specify what findings cannot be made, and provide a brief oral statement based on the Staff Report, oral testimony, site visit, correspondence, or any other rationale introduced and deliberated by the Planning Commission.

ATTACHMENTS:

1. Draft PC Resolution
2. Location and Zoning Map
3. Floor Plan
4. Aerial View
5. Site Photos
6. Statement of Justification



**ATTACHMENT 1: Draft Resolution
USE22-0117**

DRAFT PC RESOLUTION

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATASCADERO, CALIFORNIA, APPROVING USE22-0117, TO ALLOW THE CONSTRUCTION OF AN OVERSIZED ACCESSORY STRUCTURE ON APN 049-191-035

6125 CONEJO ROAD FINEGAN

WHEREAS, an application was received from Mike Finegan, 6125 Conejo Rd., Atascadero, CA 93422, (owner and applicant) for a Conditional Use Permit to construct an oversized accessory structure; and

WHEREAS, the site has a General Plan Designation of Suburban Estate (SE); and

WHEREAS, the property is in the Residential Suburban (RS) zoning district; and

WHEREAS, detached accessory structures in excess of fifty percent (50%) of the primary residence are subject to the approval of a minor Conditional Use Permit; and

WHEREAS, the laws and regulations relating to the preparation and public notice of environmental documents, as set forth in the State and local guidelines for implementation of the California Environmental Quality Act (CEQA) have been adhered to; and

WHEREAS, a timely and properly noticed Public Hearing upon the subject Minor Conditional Use Permit application was held by the Planning Commission of the City of Atascadero at which hearing evidence, oral and documentary, was admitted on behalf of said Conditional Use Permit; and

WHEREAS, the Planning Commission reviewed the proposed Conditional Use Permit application and considered testimony and reports from staff, the applicants, and the public.

NOW THEREFORE, the Planning Commission of the City of Atascadero, California, takes the following actions:

SECTION 1. CEQA. The Planning Commission finds as follows:

1. The proposed project is Categorically Exempt (Class 3) from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA Guidelines (Title 14 California Code of Regulations §§ 15000, et seq.) CEQA pursuant to CEQA Guidelines Section 15303, for new construction of small structures including accessory structures.

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SECTION 2. Findings for approval of Conditional Use Permit. The Planning Commission finds as follows:

1. The proposed project or use is consistent with the General Plan; and

Fact: Detached accessory structures are consistent with the Single-Family Residential land use designation of the General Plan. Land Use, Open Space and Conservation Element Program 1.1.6 requires the size, use and appearance of accessory structures in the residential zoning districts to be compatible with the surrounding neighborhood. The proposed structure has an agricultural appearance in keeping with the area. While the proposed structure is over 50% of the size of the primary residence, it will serve a residential use, including a patio, noncommercial vehicle storage and a woodworking shop.

2. The proposed project or use satisfies all applicable provisions of the Zoning Ordinance; and

Fact: As proposed, the project will meet the property's setback, height and other site design requirements. The use of the structure will be limited to uses permitted by the Zoning Ordinance. The project, with Planning Commission approval of this Conditional Use Permit, satisfies all applicable provisions of the Zoning Ordinance related to residential accessory structures.

3. The establishment, and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use; and

Fact: The use of the accessory structure on the property includes storage of personal items. This is a typical use in residential single-family neighborhoods. The proposed structure will be constructed to meet the standards of the building code.

4. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development; and

Fact: The view of the proposed structure will be hidden by structures and landscaping from Conejo Road. The design will fit in with the character and architectural styles of the surrounding neighborhood. The project includes a condition that the color palette shall be light neutral and match the existing residence.

5. The proposed use or project will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved in conjunction with the project, or beyond the normal traffic volume of the surrounding neighborhood that would result from full development in accordance with the land use element; and

Fact: The addition of a residential accessory structure will not contribute additional traffic in the neighborhood. The use of the structure will be similar to uses currently onsite. No additional residential units will be added.

6. The proposed project is in compliance with any pertinent City policy or criteria adopted by ordinance or resolution of the City Council; and



Fact: Detached accessory structures are permitted in the residential districts. The proposed structure, with staff recommended conditions, is compliant with all related zoning codes and plans.

SECTION 3. Approval. The Planning Commission of the City of Atascadero, in a regular session assembled on March 21, 2023, resolved to approve Conditional Use Permit USE22-0117, subject to the following:

- EXHIBIT A: Conditions of Approval
- EXHIBIT B: Site Plan
- EXHIBIT C: Elevation Drawings

On motion by Commissioner _____, and seconded by Commissioner _____, the foregoing resolution is hereby adopted in its entirety by the following roll call vote:

- AYES: ()
- NOES: ()
- ABSENT: ()
- ABSTAINED: ()
- ADOPTED:

CITY OF ATASCADERO, CA

Jeff van den Eikhof
Planning Commission Chairperson

ATTEST:

Phil Dunsmore
Planning Commission Secretary



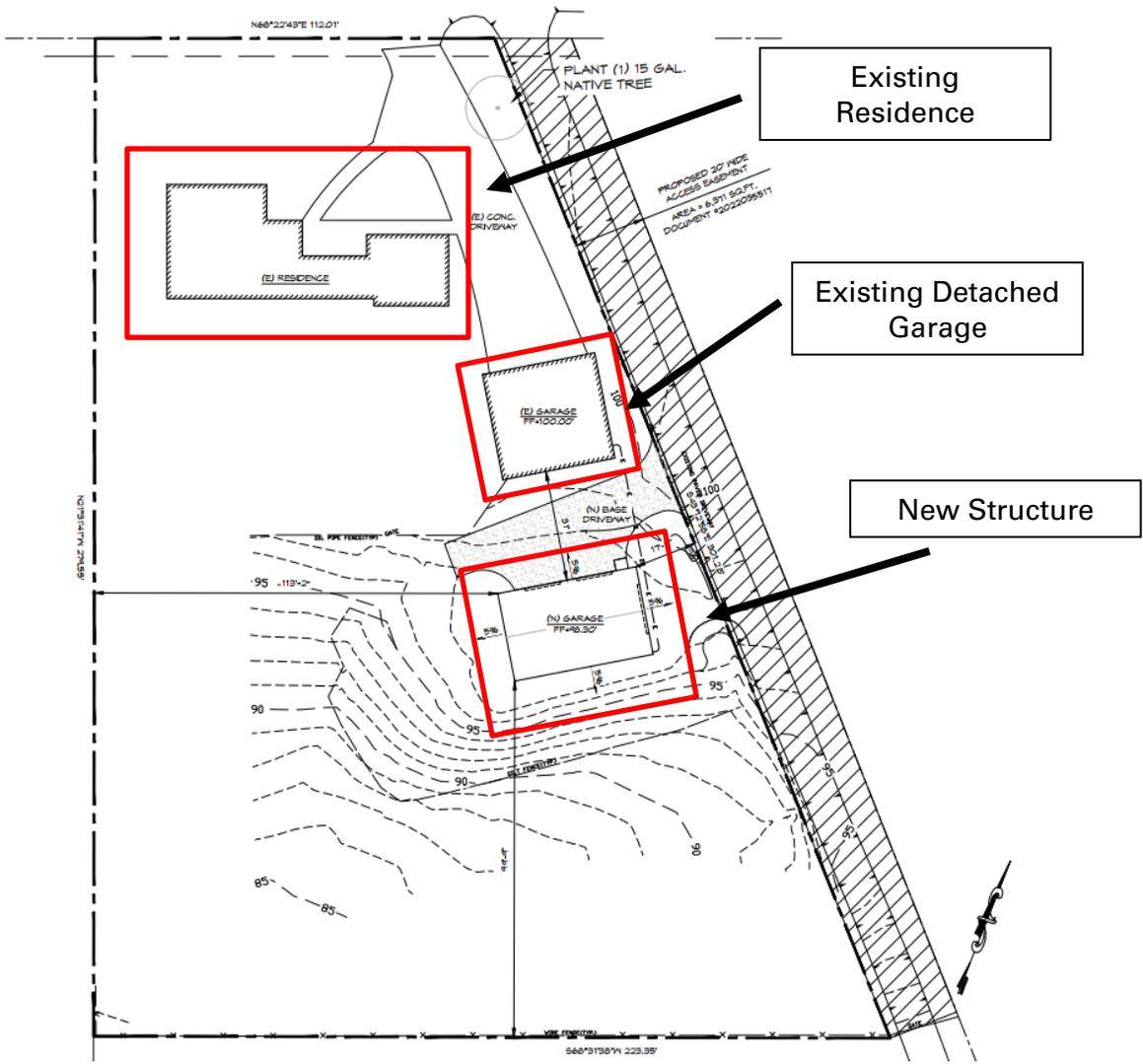
EXHIBIT A: Conditions of Approval USE 22-0117

Conditions of Approval USE22-0117	Timing
6125 Conejo Road Detached Accessory Structure	BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy
Planning Services Conditions	
1. This Conditional Use Permit shall allow the accessory structure described in the attached exhibits and located on APN 049-191-035.	Ongoing
2. The approval of this use permit shall become final and effective for the purposes of issuing building permits fourteen (14) days following the Planning Commission approval unless an appeal to the decision is filed as set forth in Section 9-1.111(b) of the Zoning Ordinance.	Ongoing
3. The Community Development Department shall have the authority to approve the following minor changes to the project that (1) modify the site plan project by less than 10%, (2) result in a superior site design or appearance, and/or (3) address a construction design issue that is not substantive to the Master Plan of Development. The Planning Commission shall have the final authority to approve any other changes to the Master Plan of Development and any associated Tentative Maps unless appealed to the City Council.	BP
4. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date. At the end of the period, the approval shall expire and become null and void unless the project has received a building permit and started construction on the project.	BP
5. The applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning the construction or use of the detached accessory structure.	Ongoing
6. Proposed structure shall be located on the site as shown in Exhibit B.	
7. Architectural elevations shall be consistent with Exhibit C. Exterior building colors and materials shall be a light neutral to match the existing residence. The roof color shall be a darker, contrasting color.	BP / FI
8. Building Height shall be consistent with what is shown in Exhibit C.	BP

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**EXHIBIT B: Site Plan
USE22-0117**

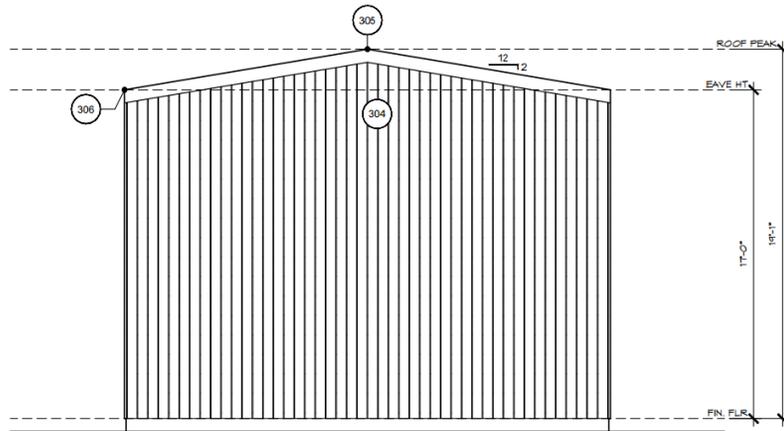


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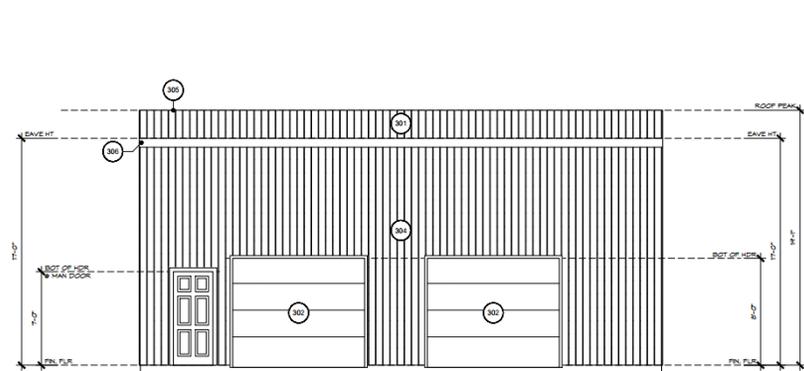
<http://www.atascadero.org>
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**EXHIBIT C: Elevations
 USE22-0117**

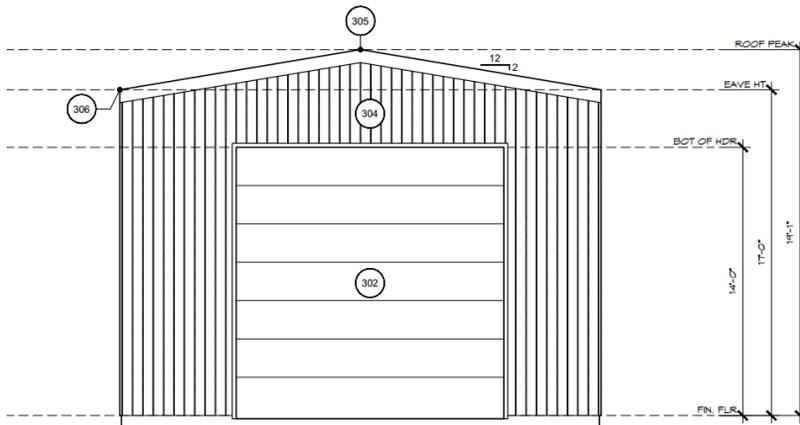
Right Elevation



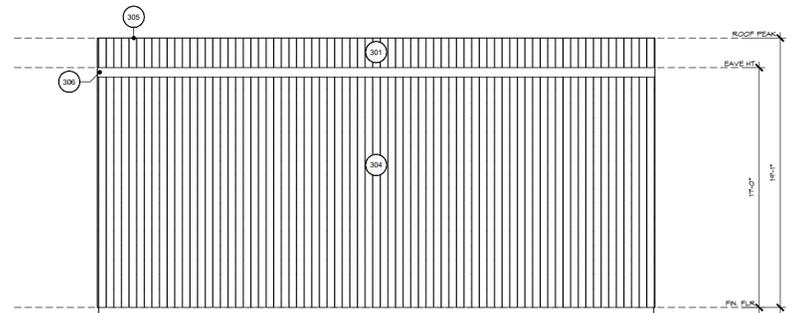
Front elevation



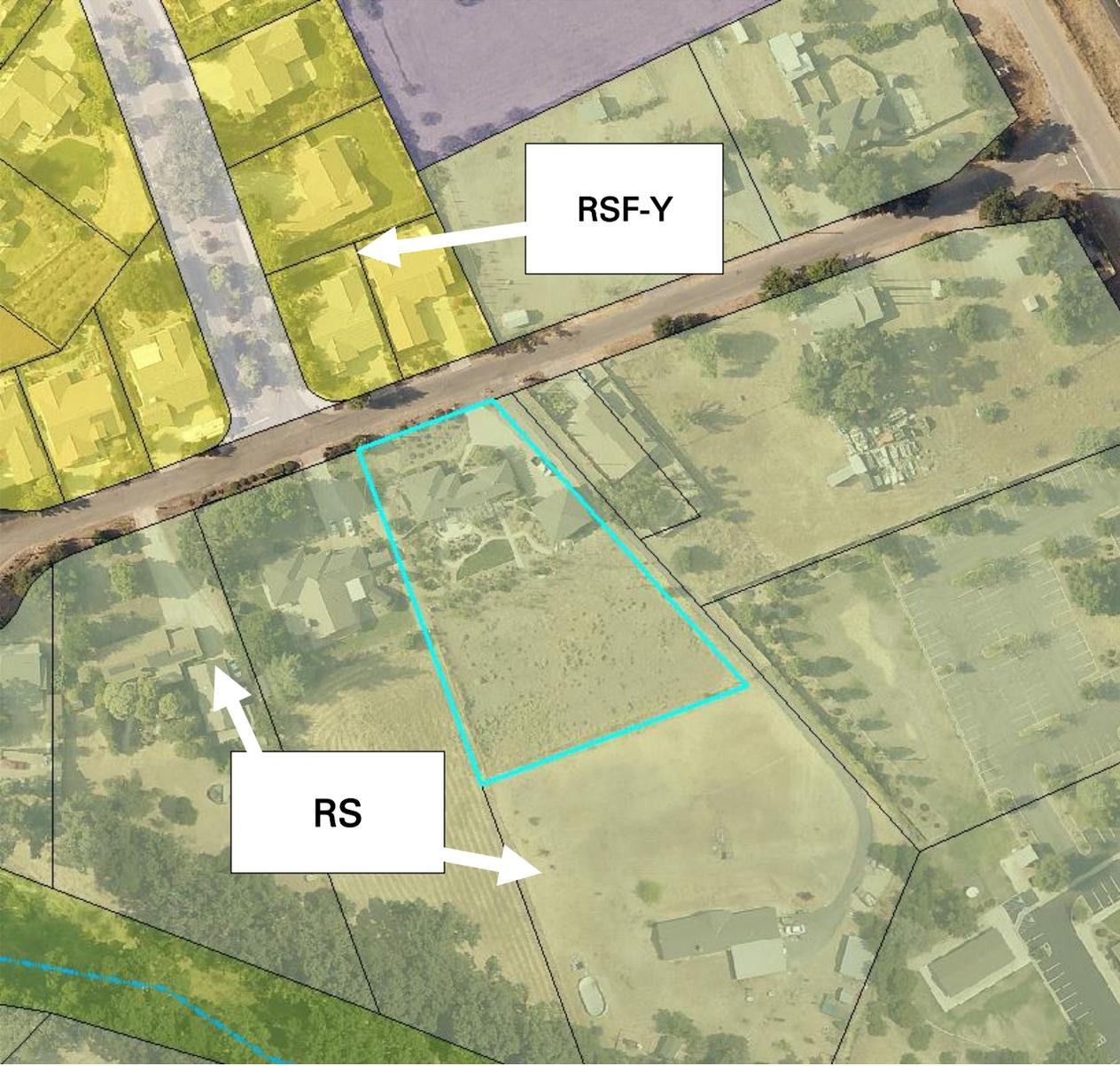
Left Elevation



Rear Elevation

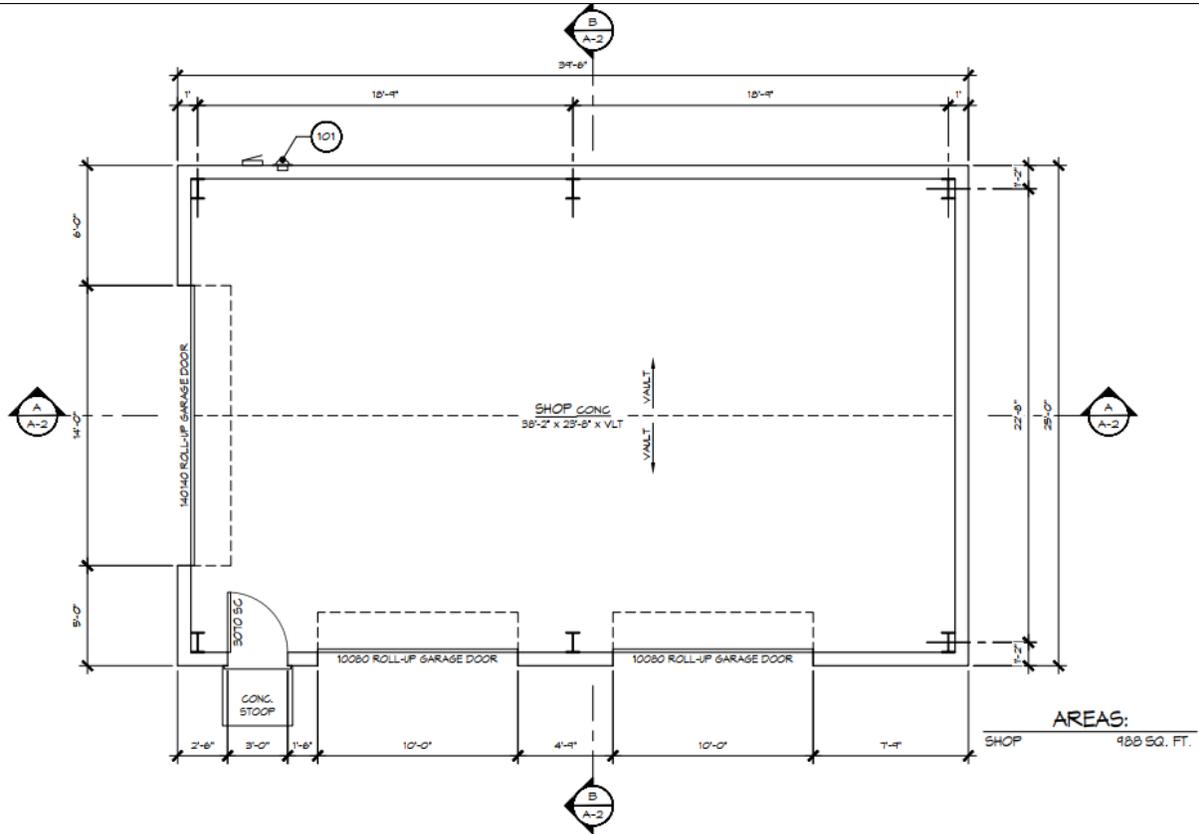


ATTACHMENT 2: Location and Zoning
USE22-0117



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**ATTACHMENT 3: Floor Plan
 USE22-0117**



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**ATTACHMENT 4: Aerial View
USE22-0117**



**ATTACHMENT 4: Site Photos
USE22-0117**

Building Site



Existing Residence



Existing Garage Rear Door



ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE ATASCADERO
COMMUNITY DEVELOPMENT DEPARTMENT AT

<http://www.atascadero.org>

6500 PALMA AVENUE | ATASCADERO, CA 93422 | (805) 461-5000

**ATTACHMENT 5: Statements of Justification
USE22-0073**

NRB Drafting Services, Inc.
2121 Pine Street, Suite A
Paso Robles, CA 93446
(805) 237-3746

November 21, 2022

RE: M. Finegan (APN 049-191-035)
6125 Conejo Rd.
Atascadero, CA 93422

To whom it may concern:

The owner of the property referenced above wishes to construct a 1-story metal structure at the rear of his property referenced above. The structure is 19 foot tall with metal siding and a low profile metal roof. The building will be used to store equipment. Due to the fact that the square footage exceed the allowable size for a general building permit, an administrative use permit is required. Only minor grading will be required since the lot is relatively level. No native trees will be impacted by the construction. If you have any questions regarding this matter, please contact me at the telephone number above during business hours.

Sincerely,


Nelson R. Bernal



NRB Drafting Services, Inc.
2121 Pine Street, Suite A
Paso Robles, CA 93446
(805) 237-3746

November 21, 2022

RE: M. Finegan (APN 049-191-035)
6125 Conejo Rd.
Atascadero, CA 93422

To whom it may concern:

There is currently an 1850 square foot residence with an existing 960 square foot detached garage on the property referenced above. The owner is proposing to construct a 988 square foot metal building. Unfortunately, the size of the existing structures will only allow a structure not exceeding 925 square feet per City of Atascadero planning standards. Thus, it has been determined by the planner that an administrator permit will be acceptable to approve this project. Although the building will not be used to park vehicles, an easement has been established to allow this use. If you have any questions regarding this matter, please contact me at the telephone number above during business hours.

Sincerely,



Nelson R. Bernal





Atascadero Planning Commission

Director's Report – Community Development Department

General Plan Update Project (GPA21-0067)

RECOMMENDATION:

Commission receive an update on the General Plan Update Project and provide input to staff.

DISCUSSION:

On December 14, 2021, the City Council authorized the execution of a contract with MIG, Inc. for the preparation of the Atascadero General Plan Update. In November 2022, the project consultant team began gathering early feedback through a series of Community Engagement Questions while continuing the work on the existing conditions. These community engagement questions are designed to be an extension of the City's background data and existing conditions by gleaning information about the community in advance of a broader outreach process. This item continues a discussion around the engagement questions with the goal of furthering the data and information collection.

Background:

Required Elements of the General Plan

As the community's "blueprint" for development, the General Plan must contain the seven (7) state-mandated elements: Land Use, Open Space, Conservation, Housing, Circulation, Noise, and Safety. Additionally, SB 1000 passed in 2018, requires qualifying jurisdictions to include an Environmental Justice Element. However, this requirement does not apply to the City of Atascadero given the population, demographic and environmental factors present in the community. At this time, the City does not contain any State identified "disadvantaged communities", which is the main focus of this element. An Environmental Justice Element could be included as an optional element if determined to be in support of the community's guiding vision by providing targeted policies toward lower-income communities or neighborhoods.

The General Plan may be adopted in any form deemed appropriate or convenient by the City, including the combining of elements to minimize redundancies or internal conflicts. Not all elements must be updated at this time, however the City will need to ensure consistency through all elements consistent with State law.

The current General Plan includes goals, policies, and programs that are designed to guide short and long-range decision making through 2025. At this time, we are reaching what is often referred to as “General Plan buildout” as our City is reaching many of the goals and objectives that were identified in 2002 and land for particular land uses, such as multi-family housing, is in short supply. Our population has now exceeded 30,000 and the time had come to re-evaluate policies that continue to guide future growth, use of resources, and economic trends.

Existing Elements of the General Plan

The City’s current general plan consists of the following elements:

1. Land Use, Open Space & Conservation
2. Circulation
3. Safety & Noise
4. Housing (adopted 2020)

Atascadero has experienced much change since the first general plan was adopted following City incorporation. Our community has grown to over 30,000 residents, we have seen an increased demand for infrastructure, housing, public safety, and open space. At the same time, we have continued to experience an imbalance of jobs relative to housing, and a loss of local sales tax revenue as a result of insufficient retail and services for a community our size. In addition, the brick and mortar retail environment has seen shifts toward online shopping, creating a need for re-envisioned development and transportation strategies. The new commercial trends which include increased shipping and receiving, increased working from home, increased light industrial uses, and an increased demand in “fun things to do” will impact how we create policy over the next few years.

Recent changes in State legislation have taken place which will inform the discussion of this update process. In recent years, the City has prepared new background reports, and a new Housing Element that will also be integrated into the comprehensive update. Some of the items that will be taken into consideration include:

- The adopted 2021-2028 Housing Element
- The El Camino Plan
- The Del Rio Specific Plan
- Pending development projects
- New State laws regarding housing and land use
- Economic and retail trends
- Changing infrastructure needs including new State laws related to transportation impact analysis
- Capacity of existing and future wastewater treatment plant
- Evolution of wildland/urban interface fire risks

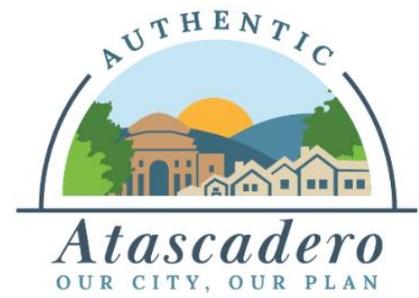
2045 General Plan Update Process

The phases of the 2045 General Plan Update include:

- **Phase 2: Discovery and Visioning:** this includes gathering background data, technical studies, and initiation of the public engagement process. Including:
 - Base Mapping for Land Use and Community Form
 - Biological Resources Technical Study
 - Cultural Resources Technical Study
 - Traffic and Mobility Technical Study
 - Noise Technical Study
 - Infrastructure Technical Study
 - Parks and Recreation Technical Study
 - Economic Conditions Technical Study
 - Environmental Justice and Equity Technical Study
 - Existing Conditions and Policy Implications
 - Fiscal Conditions: fiscal analysis of the existing conditions in Atascadero today, which will be used as a baseline for evaluating General Plan Alternatives during Phase 3. This additional detail will allow the community and City Council to understand the potential financial impacts of land uses, including both short-term impacts and longer-term ramifications.
- **Phase 3: Exploring Alternatives:** Building on existing conditions, this process outlines future alternatives for land use, transportation and other features.
- **Phase 4: A Plan for Atascadero 2045:** Based on direction provided in phase 3, this process outlines the actual draft community plan.
- **Phase 5: Celebrating our Future:** This process will include additional public outreach events, Planning Commission and City Council hearings, and review of draft community plan. The final plan will also be created in this phase along with the Environmental Impact Report.
- **Phase 6: Ongoing Team Coordination:** This is the final wrap-up phase and may include any final phases following plan adoption.

Currently, the General Plan Update Project is concluding Phase 2: *Discovery and Visioning*. Some of the Phase 2 activities conducted to date include:

- **Website Launch:** Along with project branding, the project team created a City website and a corresponding QR code that is being circulated on the City's social media feed. The QR code has been printed on beverage coasters and distributed at the below mentioned community events and in local restaurants in the downtown to draw residents to the new project website.
(<https://www.atascadero2045.org>)



- Cruisin' Weekend: Hot El Camino Nights and Dancing in the Streets. In August, the Consultant team and City Planning Department held a pop-up workshop following Cruise Night at the Lake Park Car Mid-State Cruisers Car Show and Dancing in the Streets event at Sunken Gardens. The workshop booths included interactive engagement exercises, asking residents what they like most about Atascadero, and what big ideas they have for the community.



- Colony Days Parade: City staff from various departments participated in the Colony Days Parade to raise awareness about the General Plan Update project by carrying an informational banner and sharing the website QR code and website.



- Community Focus Groups and Public Open House #1: The Project Team (City staff and consultants) hosted a series of targeted group discussions and an open house community workshop during Community Event Set #1 to solicit feedback develop a Vision Statement and identify assets and opportunities that will inform the next phase of the General Plan Update process, Alternatives. These interactive events provided community members and stakeholders with an opportunity to:
 - Learn about the Authentic Atascadero process and the importance of the General Plan.
 - Learn about the findings and major take-aways from the existing conditions analysis.
 - Discuss a future Vision for Atascadero.
 - Discuss what they like about Atascadero and what they would improve or change in the future.
 - Identify ways they can stay actively involved in the project.

The events were conducted in person on January 24-25, 2023, at the City Hall Lobby in Atascadero. Community Event Set #1 included:

- 1) a series of targeted conversations with select audiences invited to a specific period, and
- 2) an open house workshop for the general public held during throughout the day and into the evening to allow flexibility for participants. Each of the targeted conversations lasted for approximately 1 hour and had a similar format. Participants of the targeted conversations were able to review the open house materials during their visit. The overall goal was to have a broad community-wide visioning discussion that was repeated in intervals during the open house. The following was the general schedule of events and timing:

#	Date	Day	Time	Focus Audience	Key Contacts
1	Jan. 24, 2023	Tuesday	12:00 PM to 2:00 PM	CBOs and Community Groups	CBOs, Churches
2	Jan. 24, 2023	Tuesday	2:00 PM to 4:00 PM	Downtown Merchants	Merchants Association
3	Jan. 24, 2023	Tuesday	4:00 to 6:00 PM	Youth Night	High School Teachers
4	Jan. 24, 2023	Tuesday	6:00 PM to 8:00 PM	Latino/a community	Spanish Speaking Contacts
4	Jan. 25, 2023	Wednesday	9:00 AM to 11:00 AM	City Staff Donuts and Coffee	Staff Email
5	Jan. 25, 2023	Wednesday	11:00 AM – 1:00 PM	Business Community	PBID
6	Jan. 25, 2023	Wednesday	1:00 PM to 3:00 PM	Flex	Flex
7	Jan. 25, 2023	Wednesday	3:00 PM to 7:00 PM	Open House	General Public

Community Engagement Questions

In Phase 2, the “Discovery and Visioning” phase, the consultant and staff work together to gather historical and existing City data. As part of that data collection process, the consultant has begun an initial engagement process that focuses on a series of broad initial questions about the future of Atascadero (see below and Attachment 3). The purpose behind these questions is to broaden the data collection and find things that might not be revealed otherwise.

These same questions are what the Council and public will be providing preliminary input on tonight. The input generated by the public and individual Council Members at the meeting will be just one part of the broader Phase 2 public outreach/community engagement effort. As part of the broader conversation, the input provided should not be a Council consensus, but rather individual (both public and Council Member) answers to the following questions:

1. *What are the strengths, assets and unique qualities that make Atascadero great? What should be protected or enhanced?*

This broad question hopes to reveal some of the unique qualities that can't be found in the data. Our small-town charm and genuine feel, for example, might be a good example of one of our strengths that needs to be protected.

2. *What are the most critical challenges or opportunities related to new residential, commercial, and/or employment development in Atascadero?*

Again, this question aims to garner an opinion or fact about the issues that we commonly face as a small community (land availability, cost, time delays, zoning laws, lack of workforce housing—all might be examples).

3. *Over the last 10 years, which development projects do you consider to be the most successful? Least successful? Why?*

This question should look at both the measure of both fiscal, physical, and overall improvement to the City and how the project was completed.

4. *What do you feel are the biggest mobility and transportation challenges the community faces?*

Mobility and transportation is directly tied to land use. This question looks at challenges to pedestrian, bicycle, and vehicle access, as well as roads, highways, and trails.

5. *What are the most critical challenges or opportunities related to public facilities and services in Atascadero?*

Roads, wastewater, police, fire, City staffing, and maintenance of parks and other infrastructure is all on the table for discussion here.

6. *Overall, what is your vision for Atascadero? What are your two big ideas?*

There is no limit to this question as it should be broad and bold in nature. The consultant and staff are looking for new innovative ideas.

7. *Who else should we reach out to during this process? Stakeholders, community organizations, etc. How can we best reach them?*

8. *What else would you like to discuss? What would you like to be sure the project team is aware of as we move forward?*

Engagement Summary

To date, public input gathered by the project team at the various events and forums described above includes:

- Stakeholder interviews: 20 participants interviewed
- Cruisin' Weekend Pop-Ups: Estimated 40+ participants engaged
- Open House sessions: 80+ participants engaged
- Online Surveys (Still open with over 100 participants engaged)

For a complete summary of public input received to date, please see Appendix A.

Next Steps

Completion of Phase 2

- Presentation of Engagement Results to City Council (April 11)
- Completion of Existing Conditions Reports (March and April 2023)

Existing Conditions Reports

The first written documents that comprise the General Plan Update process are the background or “Existing Conditions Reports”. These reports inventory all of the existing conditions in the City in each of the categories noted below. This data is used to build the new general plan and will also be included in the project EIR as a baseline to compare to the policy updates. The consultant team has recently completed and submitted the administrative draft Existing Conditions reports to city staff. Internal staff review is currently underway for the following reports and, once complete, these will be available on the project website:

- Table of Contents
- Chapter 1: Introduction
- Chapter 2: Land Use
- Chapter 3: Fiscal
- Chapter 4: Transportation and Mobility
- Chapter 5: Biological Resources
- Chapter 6: Cultural Resources
- Chapter 7: Parks and Recreation
- Chapter 8: Noise
- Chapter 9: Infrastructure
- Chapter 10: Environmental Justice

Commencement of Phase 3: Alternatives

The next 4-5 months are perhaps the most significant time in the update process as this is when we will be garnering the most significant outreach and beginning to formulate Alternatives, concepts and a framework for our future land use and circulation plans. This will be followed by the actual completion of a draft City plan which will then become the basis of an additional significant outreach opportunity as part of phases four and five.

Land Use Alternatives

Phase 3 will begin following additional public engagement and will continue the summer. Phase 3 includes the exploration of “Alternative Scenarios” for Atascadero’s future. The consultant will use information gathered in the technical studies in Phase 2, along with the information gathered from the initial questions, and the community workshop and will prepare “Areas of Stability and Change” that will illustrate areas that have the potential to change in the future. They will also identify neighborhoods where no land use policy changes are anticipated. **Land Use Alternatives** will be developed along with an Alternatives Summary which will be discussed with the Community Development staff, community members, property owners, developers, technical experts, and decision makers through an engagement process. Based on the outreach conducted, the team will refine the alternatives into a Preferred General Plan document and will begin the CEQA process Phase 4).

A City Council Study Session is tentatively Scheduled for April 11 which will confirm vision elements, evaluate existing conditions reports and help the project team begin formulating Plan Alternatives in the coming months.

Conclusion:

Staff is seeking input from the Commission and public on questions that help us define and better understand both the conditions as they exist today and the vision for the future. The input gathered tonight will be just one part of the community engagement process in Phase 2 of the General Plan Update.

ATTACHMENTS:

Appendix A – AGPU Stakeholder Interview Summary 3.13.23

Stakeholder Interview Summary

City of Atascadero 2045 General Plan Update – March 2023

Between November, 2022 and February, 2023, the project team interviewed community members, business and property owners, and appointed and elected officials as an initial engagement activity for the General Plan Update. Participants were asked for their insights on current challenges Atascadero faces, a future vision for the city, and emerging opportunities and priorities that can be addressed during the update.

Interview Process

Identified interviewees received an invitation to participate via email, with a follow-up phone call to schedule an interview. The first series of interviews consisted of 45-minute slots conducted in person over a three-day period, November 17-19, at Bru Coffeehouse (5760 El Camino Real). Additional interviews were held via videoconference in early December and February for individuals and groups not available for the in-person meetings. Those interviewed were:

Organization	Name
Atascadero Chamber of Commerce	Josh Cross, CEO
Atascadero Greyhound Foundation	Donn Clickard, Executive Director
Atascadero Land Preservation Society (ALPS)	Mike Orvis, President
Atascadero TBID	Amar Sohi, Owner of Holiday Inn Express
Atascadero Unified School District	Tom Butler, Superintendent Brant Lloyd, Director of Bond/Facilities
Kiwanis Club of Atascadero	E.J. Rossi, President Dan Chin, President-Elect
Rotary Club of Atascadero, District 5240	Joel Clay, Co-President Steve Hodgson, Co-President
SLO Beaver Brigade	Audrey Taub, Ecologistics
SLOCo YIMBY	Krista Jeffries, Central Coast Representative
StoryLabs	Greg Squires, Co-Founder
City of Atascadero	Heather Moreno, Mayor Susan Funk, Mayor Pro Tem 2023 Heather Newsom, Mayor Pro Tem 2022 Mark Dariz, Council Member Charles Bourbeau, Council Member Victoria Carranza, Planning Commissioner Tori Keen, Planning Commissioner

In addition to the participants listed above, community members invited to participate included Atascadero Senior Citizens, ECHO Homeless Shelter, K-Man Cyclery, and all members of the City Council and Planning Commission. The project team will reach out to these groups again throughout the program to ensure their perspectives are heard. As a result of these interviews, additional key stakeholder groups and individuals were identified and are detailed later in this summary.

INTERVIEW QUESTIONS

Participants were presented with a series of questions about the future of Atascadero and were encouraged to speak about the topics they felt were most important to guide the city over the next 25+ years. The prompting questions were:

1. What are the strengths, assets, and unique qualities that make Atascadero great? What should be protected or enhanced?
2. What are the most critical challenges or opportunities related to new residential, commercial, and/or employment development in Atascadero?
3. Over the last 10 years, which development projects do you consider to be the most successful? Least successful? Why?
4. What do you feel are the biggest mobility and transportation challenges the community faces?
5. What are the most critical challenges or opportunities related to public facilities and services in Atascadero?
6. Overall, what is your vision for Atascadero? What are your two big ideas?
7. Who else should we reach out to during this process? Stakeholders, community organizations, etc. How can we best reach them?
8. What else would you like to discuss? What would you like to be sure the project team is aware of as we move forward?

Key Themes

The following key themes emerged from the interviews as shared ideas and pressing points. While presented as statements, these reflect the consolidated perspectives of the stakeholders to keep each participant's feedback anonymous. These key themes and points will be cross-checked and developed through additional outreach and technical analysis to serve as the basis for the draft vision and guiding principles for the General Plan Update. Detailed notes from the stakeholder interviews are included in the Appendix and summarized in aggregate by question and topic area using the notetaking tool MURAL.

FOSTERING ATASCADERO'S AUTHENTIC COMMUNITY CHARACTER

Across all interviews, participants highlighted Atascadero's community character and their desire to preserve and foster that character when exploring opportunities for growth.

- The community is what makes Atascadero special. Atascadero was described as a supportive and family-oriented city. There is a strong sense of collaboration and volunteerism among residents and businesses.

- Downtown is close knit and comprises local, eclectic businesses focused on a local customer base. Growth within and/or expansion of the downtown should continue to amplify Atascadero’s unique character and not cater to the out-of-town tourism Paso Robles does.
- The local entrepreneurial spirit downtown should be supported, and opportunities for other residents to open small businesses should be encouraged.
- Residents desire to more clearly define and brand Atascadero’s identity as a city. Residents who live in Atascadero know what makes the city special, but outsiders do not associate Atascadero with anything in particular.

A BALANCED AND COHESIVE VISION FOR GROWTH

Participants expressed their desire to see a clear, strategic vision and plan for balanced growth across the city. Atascadero has developed without a cohesive plan, making it appear disjointed and “hodge-podge.”

- Developing nodes and clusters of higher-density development can help create a more integrated, cohesive, and vibrant city. These nodes should be considered along key intersections: El Camino Real and Highway 41, El Camino Real and Del Rio Road, along Highway 41 between El Camino Real and Portola Road, and at the southern end of El Camino Real around Paloma Creek Park.
- Architecture and character should distinguish each node to provide a sense of identity and community-building.
- There is a strong desire to attract new stores for these nodes.
- Opportunities for incentivizing infill development and density in these areas should be explored.
- Many residents and business owners are interested in seeing high-density mixed residential and commercial development downtown, whereas others prefer to see residential development concentrated on the perimeter of downtown.
- Interviewees noted a mismatch of businesses and uses along El Camino Real.
- There is a desire to formalize and incentivize a medical corridor along Highway 41.
- Parking should be preserved and remain readily available downtown and at other key destinations throughout the city. If downtown becomes denser, suggestions were made about the need for a garage or lots to accommodate visitors.
- Sustainability features should be integrated into the streetscape/public right-of-way and encouraged in new development.

ADDRESSING HOUSING AND JOBS CHALLENGES

All those interviewed spoke to the imbalance of housing and jobs in Atascadero, which was often described as a chicken-and-egg situation.

- Head of household and career jobs are limited in Atascadero, which results in many residents commuting outside the city to San Luis Obispo or Paso Robles for work. It will be important to explore how to incentivize and attract career-based jobs.
- Atascadero should explore employment opportunities related to local aerospace and military activity. The potential Space Port development in Paso Robles was cited as a key project that can serve as a catalyst to attract supporting industries to Atascadero.
- Multigenerational, affordable, and additional low-income housing is needed.
 - People working in the service sector cannot afford to live in Atascadero and are forced to commute long distances to work which, in turn, causes more traffic congestion.
 - Younger generations that grew up in Atascadero are forced to move outside the city due to the limited job opportunities and the high cost of housing.
 - Aging population and seniors should be able to retire in Atascadero.
 - The city needs to be creative in how opportunities are leveraged for affordable housing development, as limited land availability makes multi-family housing projects a challenge to develop within the Urban Core.
- The high cost of housing makes it difficult to attract large employers. It was noted that the largest employers within the city include the State Hospital and Atascadero Unified School District.
- Current revenue per capita is low and not sustainable. It will be important for the City to explore more opportunities that promote commercial and sales tax revenues.
- City service limitations are a challenge for new residential and accessory dwelling unit (ADU) development outside of the Urban Service Line.

MOBILITY AND CONNECTIVITY

Stakeholders shared their vision to see a more connected and accessible Atascadero.

- Most, if not all, interviewees are in favor of the Downtown Atascadero Infrastructure Enhancement Plan, which will enhance pedestrian and bicycle safety and access along El Camino Real.
- Traffic safety improvements along El Camino Real have provided a valuable model for future road diets and pedestrian safety improvements in the Atascadero.
- Bicycle trail connections through and around Atascadero should be considered, including regional trail connections.
- Additional bike trail connections could support local tourism and encourage bike mobility through additional efforts such as bike rentals downtown.
- Traffic-calming interventions in residential areas have been well received, and the pending project on El Camino in downtown seems eagerly anticipated.
- While some people shared a desire for traffic-calming interventions and sidewalks in rural residential areas, others shared wanting to maintain the rural nature of the neighborhoods on the west side of town.

- High vehicle speeds on residential streets outside of downtown were cited as barriers to bicycling and walking, especially for children.
- Public transportation and bus options to schools are limited. The city is not geographically set up to have convenient, well-spaced bus stops.
- Several participants mentioned the idea of a free circulator shuttle bus or electric trolley along El Camino Real that links the key commercial areas along the corridor and provides access to Atascadero Lake, Charles Paddock Zoo, and the Community Center.
- ADA accessibility needs to be addressed.

PARKS AND RECREATION

Participants shared what opportunities they feel should be explored related to parks, trails, recreation, and open space in Atascadero.

- Green space and parks are lacking across the city; schools have become de facto parks for neighborhoods. There is a desire for community parks spaces near homes that facilitate interaction, such as picnic areas, benches, BBQ pits, and water fountain features.
- The City should explore a parkland dedication ordinance requiring new developments to provide park/open space or pay an in-lieu fee dedicated to building new greenspace/funding capital improvement park projects.
- Community members are interested in seeing a public swimming pool and/or an aquatic center, climbing gym, sports complex, community gardens, and more programmed recreation opportunities.
- Several partnerships and joint-use agreements were discussed to create educational programs and additional opportunities for increased access to recreation. Organizations including but not limited to the following were mentioned as key players: Boys & Girls Club, Northern Chumash Tribal Council, the Atascadero Unified School District, the Atascadero Greyhound Foundation (AGF), and the Resource Conservation District.
- Efforts should be considered to protect sensitive habitat areas, capture runoff, and require native plants.
- The Salinas River was cited as a key natural resource for Atascadero that should be protected and bolstered as a regional attraction for tourism, recreation, and education.

SUCCESSFUL DEVELOPMENT PROJECTS

When asked to share successful development projects built in Atascadero during the last 10 years (as well as other good examples outside of the city), stakeholders mentioned:

- Atascadero Printery
- Atrium Mercantile
- California Meridian Building
- Dove Creek
- Emerald Ridge
- La Plaza

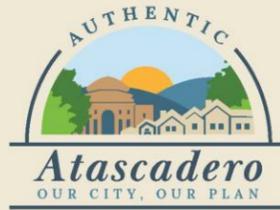
- People’s Self-Help Housing
- The Nest
- Pismo Beach Medical Center, Pismo Beach, CA
- SLO Public Market, San Luis Obispo, CA
- Liberty Public Market, San Diego, CA

CONTINUED STAKEHOLDER OUTREACH

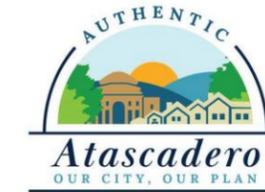
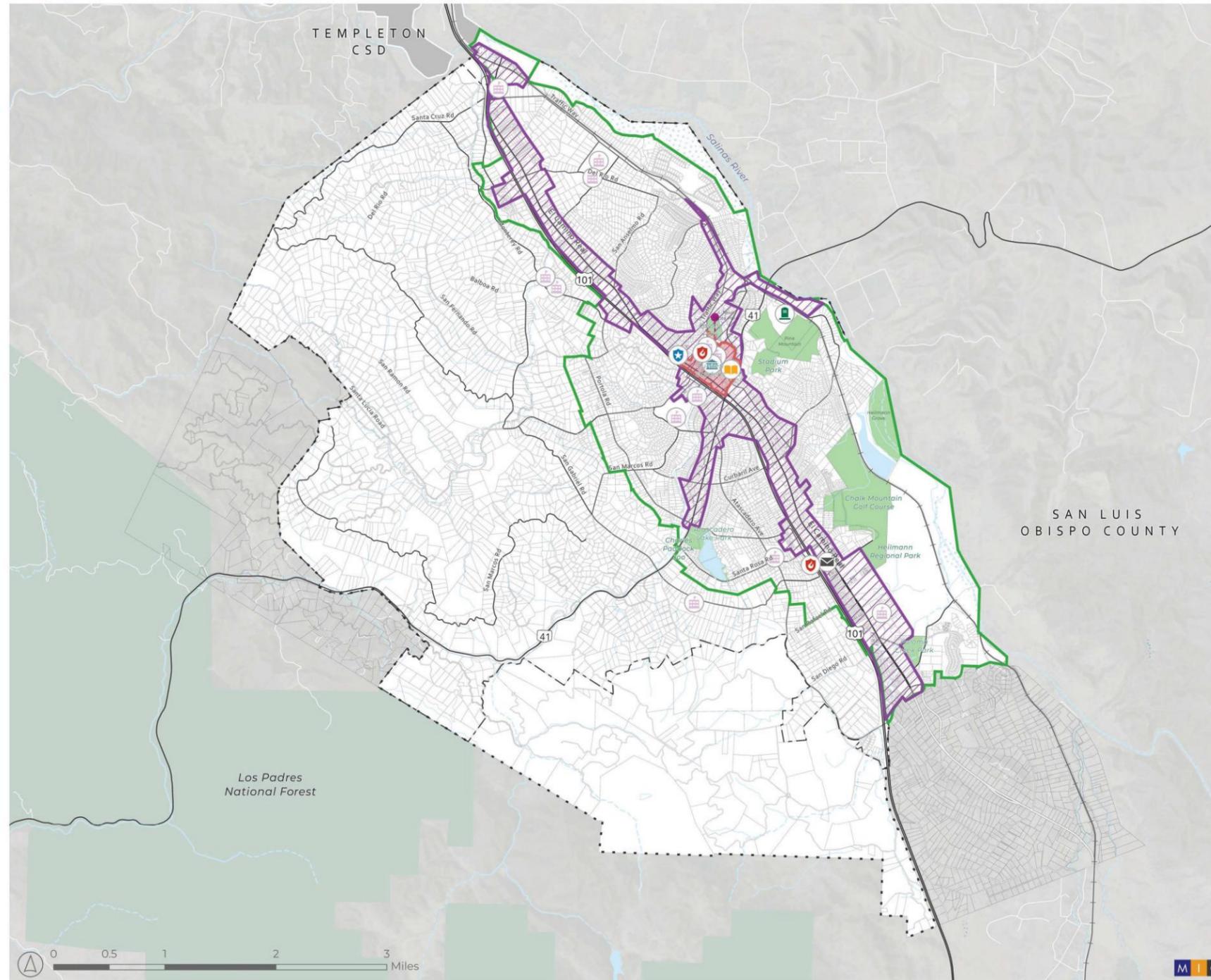
Stakeholders recommended that the project team engage a wide range of perspectives and consider hosting a “Talk on the Block” or “Garage Talk” series to reach community members who otherwise may not provide input on processes like a General Plan Update. Additionally, interviewees noted that pop-up event(s) at the weekly Farmers Market at City Hall, during the Art & Wine Tour(s), and/or at the First Fridays events would be good engagement opportunities. All city events are listed on its website: www.visitatascadero.com/events/.

The following groups and individuals were specifically recommended for the project team to engage:

- Seniors
- Medical Professionals
- Youth and students
- Spanish-speaking community
- SLO Climate Coalition
- Sportsmen’s Association
- Elks Lodge Atascadero
- Charles Paddock Zoo
- Hoteliers and Air BnB managers
- Individuals:
 - Ellen Bernard
 - Eric Patterson
 - Ryan Hays
 - Jacque Fields, Wild Fields Brewhouse
 - Stacy Hunt, Ecologistics
 - Maria Kelly, Economic Vitality Corporation
 - Phillip Koziel, State Hospital
 - Ben Lingo, Oaks Apartments
 - Victor Montgomery, RRM Design Group, Eagle Ranch
 - Tom O’Malley, Portola Inn
 - Clint Pierce, Madonna Enterprises
 - Vy Pierce, AUSD School Board
 - Cuahtemoc Roa (C.R.) Lara, Latino Outreach Council
 - Mike and Max Zappos, Villages Management and Development



ATASCADERO GENERAL PLAN UPDATE



Planning Area

Basemap Features

- Atascadero City Limits
- Urban Reserve Line
- Major Roads + Freeways
- Rivers + Waterbodies
- City Parks and Open Space
- Surrounding Cities and Community Service Districts

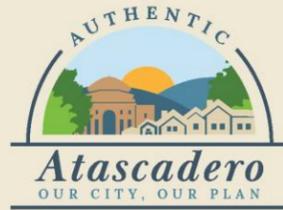
Planning Area Boundaries

- Downtown
- Urban Core
- Urban Service Line

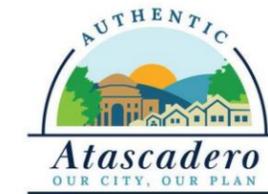
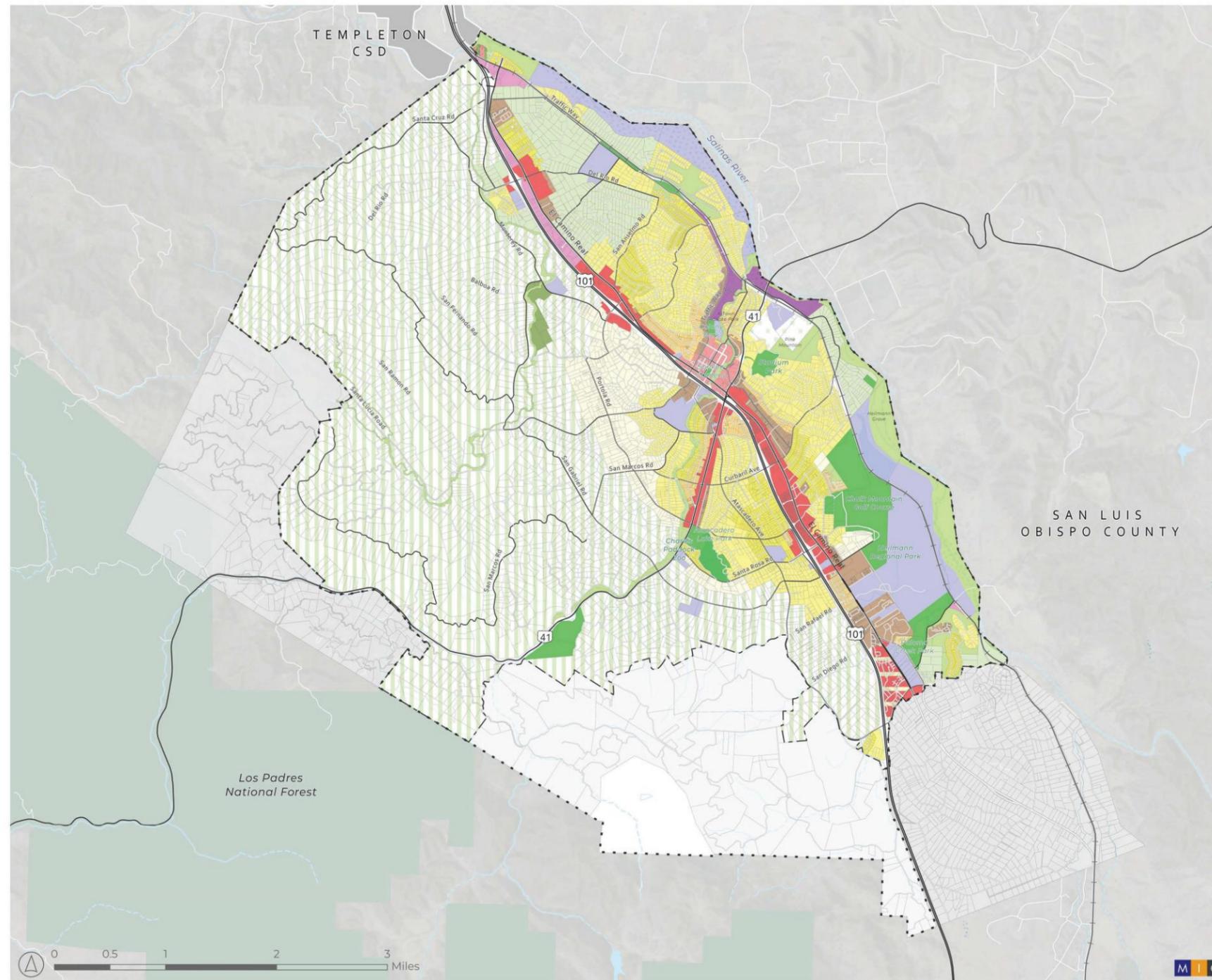
Public Services

- City Hall
- Library
- Post Office
- Cemetery
- Fire Station
- Police Department
- School
- Community Center
- Senior Center

Source(s): Esri, County of San Luis Obispo Open Data, City of Atascadero 2022.



ATASCADERO GENERAL PLAN UPDATE



Current Land Use

Basemap Features

- Atascadero City Limits
- Urban Reserve Line
- Major Roads + Freeways
- Rivers + Waterbodies
- City Parks and Open Space
- Surrounding Cities and Community Service Districts

Zoning Districts

- RR: Rural Residential
- RE: Rural Estates (2.5 - 10 acre lot min)
- SE: Suburban Estates (2.5 - 10 acre lot min)
- SFR-Z: Single Family Residential (1.5 - 2.5 acre lot min)
- SFR-Y: Single Family Residential (1.0 acre lot min)
- SFR-X: Single Family Residential (0.5 acre lot min)
- MDR: Medium Density Residential (10 units / ac)
- HDR: High Density Residential (20 units / ac)
- GC: General Commercial
- SC: Service Commercial
- D: Downtown
- MU-PD: Mixed Use
- CPK: Commercial Park
- I: Industrial
- CREC: Commercial Recreation
- REC: Public Recreation
- OS: Open Space
- A: Agriculture
- P: Public Facilities
- Unincorporated
- Right-of-Way



Source(s): Esri, County of San Luis Obispo Open Data, City of Atascadero 2022.